



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09956
Decision Date: 30/06/2026

Applicant:	Jeremy Collette Wootton Fields Farm Marlborough Road, Royal Wootton Bassett, Wiltshire, SN4 7SA
Particulars of Development:	Retrospective approval for the conversion and alterations of an existing coach house into residential use to allow for it's continued use as a holiday let business.
At:	Wotton Fields Farm, Marlborough Road, Royal Wotton Bassett, Swindon, SN4 7SA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - Location Plan PL02 8 Jan 2026
 - Floor Plans & Elevations Current PL11 received 20 Apr 2026
 - Door Type 1 Details Plan PL04 Received 24th February 2026
 - Door Type 2 Details Plan PL05 Received 24th February 2026
 - Door Type 3 Details Plan PL06 Received 24th February 2026
 - Specification for Centre Pivot & Polar Centre Pivot Roof Windows Received 24th February 2026
 - Application Form received 8th January 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The accommodation hereby permitted shall be used for holiday letting purposes only and shall not be occupied as a person's sole or main place of residence.

REASON: The site is located in the open countryside where unrestricted residential occupation would be contrary to Core Policies 1, 2 and 48 of the Wiltshire Core Strategy.

3. A register of occupants shall be maintained at all times and shall be made available to the Local Planning Authority upon request. The register shall include the names of occupants and the dates of their stay.

REASON: To ensure the accommodation is used for holiday purposes only and not as a permanent dwelling.

4. The holiday unit shall not be used independently of the host dwelling as a separate planning unit and shall remain functionally linked to Wootton Fields Farm.

REASON: To prevent the formation of an unrestricted residential unit in an unsustainable countryside location.

INFORMATIVE NOTES

The applicant is reminded of the need to obtain separate listed building consent for certain works in addition to this planning permission.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to: <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)